

Submitted February 8, 2012  
Approved as of  
Date February 8, 2012

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 18-2011  
Wednesday, September 14, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, September 14, 2011.

**PRESENT**

John Tyner, Chair  
Jerry Callistein  
Don Hadley  
David Hill  
Kate Ostell  
Dion Trahan  
Kathleen Cook

**Absent:** None

**Present:** Bridget Donnell Newton, Council Liaison  
Susan Swift, Director, CPDS  
Andrew Gunning, Assistant Director, CPDS  
Marcy Waxman, Assistant City Attorney  
Jim Wasilak, Chief of Planning  
David Levy, Chief of Long Range Planning  
Jeremy Hurlbutt, Planner III  
Cindy Kebba, Planner III  
Mayra Bayonet, Planner III  
Robin Ziek, Planner II

**I. BRIEFING**

**Project Plan PJT2012-00002, Twinbrook Metro Place- For a briefing to outline the development proposal for a 1,135,499 square foot mixed-use development near Twinbrook metro station in the MXTD (Mixed-Use Transit District) Zone at 1592 Rockville Pike.**

Jeremy Hurlbutt, City of Rockville staff, introduced the applicants for the Twinbrook Metro Place Project. Tim Eden and Jim Alexander of Twinbrook Partners are developing the project on behalf of Northwestern Mutual, which owns the site.

Jim Alexander started the overview of the project stating that Rockville is poised for this type of transit-oriented development. This 6.7 acre project will start in 2013 with 162,000 sq. ft. in office space, 90,000 sq. ft. in retail and a 190 room hotel. There will be greenways throughout the site including 150 tree plantings, several bio-planters and 1.5 acres dedicated to public use for sidewalks, roadways, etc.

Commissioner Trahan asked if this project will interfere with the street system already established in Twinbrook, specifically at Chapman Avenue and Twinbrook Parkway.

Mr. Alexander said no, this project will service those living within the community on the side of the street where the development is located.

Commissioner Trahan asked what types of clients are being drawn to the retail space and will they be able to afford the rent.

Mr. Alexander said they're focusing on two types of customers: signature (high profile) restaurants and community based retail (smaller "mom & pop" retailers), and that they will be able to afford the rent.

There was a discussion about pedestrian usage and demographics, which are anticipated to be 50% non-family.

## **II. PUBLIC HEARING**

### **Map Amendment MAP2011-00110, Mayor and Council of Rockville – For historic Designation through rezoning from Park to Park (HD) at Rockville Civic Center (Glenview) 603 Edmonston Drive.**

The case was presented by Jim Wasilak and Robin Ziek. Ms. Ziek provided a brief history of the property and gave an overview of Evaluation of Historic Significance, including a range of options for designation of the property.

Chair Tyner asked Staff to explain a viewshed.

Mrs. Ziek stated the term is used in landscape design and defines viewshed as what you're seeing from your point of view. She said that Ms. Lyon, former owner, planted trees along the edges of her property to obstruct her view of the surrounding urban development.

### **The Public Hearing was opened and the following speakers addressed the Commission:**

1. **Jessica Reynolds**, representing the Historic District Commission, submitted her testimony in support of the designation of the full site.
2. **Craig Moloney**, Historic District Commission member and representative on the Mansion sub-committee, spoke in favor of the designation.

3. **Dick Stoner**, Peerless Rockville, President, spoke in support of the historic designation for the entire 64 acre site and that Peerless Rockville nominated the property in the first place. He expressed that the City's Master Plan recommends that our nationally registered sites should also be locally designated as historic sites.
4. **John Moser**, Cultural Arts Commission member, is not in favor of the historic district designation.
5. **Kate Savage**, Chair of Recreation and Parks Advisory Board, is not in favor of the historic district designation.
6. **Joan Zenzen**, citizen and historian, spoke in favor of assigning historic district designation to the full 64 acres.
7. **Eileen McGuckian**, citizen, is in favor of the historic district designation.
8. **Terry Laekan**, citizen and historian, recommends historic district designation of the 64 acres.
9. **Suzanne Fisher**, citizen & Peerless Rockville member, endorsed the historic district designation of Glenview Mansion.
10. **Max van Balgooy**, citizen, spoke in favor of the historic district designation.

Commissioner Trahan suggested adding the term "recreational" to Finding 4 on page 14 of the staff report so that it reads, "...the cultural, recreational and educational benefit to the community..."

Commissioner Ostell moved, seconded by Commissioner Trahan, to recommend to the Mayor and Council the adoption of the sectional map amendment to change the zoning of Glenview Mansion from Park to Park (HD) subject to the findings noted in the staff report, with the addition of "recreational" to Finding 4, and that the recommendation be for Option #1, the 64 acres.

Mr. Hill offered a friendly amendment that the administration of the Glenview Mansion continue with the Mansion sub-committee, which is accepted by Commissioners Ostell and Trahan, who moved and seconded the original motion.

The Commission voted to approve the motion (6-1, with Commissioner Callistein voting No).

Mr. Callistein expressed that he voted "No" because he doesn't think the entire 64 acres should be designated as it puts too much constraint on the land and gives too much control over to the Historic District Commission. He said he would be in favor of either Options 3 or 4.

### **III. WORK SESSION**

#### **Eighth Work Session on the Draft Rockville Pike Plan: Land Use Elements and Framework of the Form Code, and Work Session calendar update.**

Cindy Kebba led a group discussion regarding mid-rise, building heights, walkability & greenspace, lower building heights in residential areas near the metro, higher heights in the commercial areas.

#### **IV. COMMISSION ITEMS**

**A. Staff Liaison Report**

Andy Gunning provided a report on upcoming meeting agendas for the Commission's meeting dates.

**B. Old Business**

None.

**C. New Business**

None.

**D. Minutes**

No minutes.

#### **V. ADJOURN**

The Chair adjourned the meeting at 12:05 a.m.

Respectfully Submitted,

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Sandra Y. Driver, Commission Secretary